



PLN2022-00028
The Wallace Venue Corp.
Subject Site: #300 – 125 Victory Ship Way

Virtual Developer Information Session Summary

Date: Wednesday, January 18, 2023
Time: 6:00pm – 8:00pm
Held Via: Zoom
Attendees: 5 Total
2 Members of the Public
1 City of North Vancouver Staff Member
2 Members of the Development Team for The Wallace Venue Corp.

Topics, questions, and comments discussed and reviewed during the Developer Information Session:

- Q1: How many more staff members are you planning to hire?
A1: With the addition of liquor service, we anticipate that need for we will have 4-5 staff members onsite for the full duration of the events versus the one employee currently. The employees will be mandated to ensure that the Venue's operational guidelines are adhered which includes being considerate of the surrounding neighbours.
- Q2: Have there been any ongoing issues with drinking to date?
A2: No, we have not.
- Q3: Is there outdoor music?
A3: There is no live music on the outdoor terrace. Typically, there is background music played on the terrace during the wedding ceremony portion of events only.
- Q4: Do you plan to allow live music on the terrace?
A4: No, we do not anticipate making any changes to our current operational guidelines.
- Q4: Is the last call for alcohol going to remain 11:30pm?
A4: Yes, our intention is to maintain these hours of operation, which take into consideration the surrounding neighbourhood and the Venue's proximity to the residential buildings. The Venue currently ends all events earlier than the restaurants in the surrounding area.
- Q5: What time does alcohol service begin in the morning?
A5: The typical start time for alcohol service is 11am at the Venue; the liquor licence may allow for service to begin earlier, depending on the type of event being held.

General comments from both members of the public in attendance to close out the session were that they were in support of the Development Proposal as it does not appear that there will be changes made to the current operations which would impact the local residents.

Mail-In Comments Received:

Do you support the project?

Comment 1: No, as I understand it the Venue is already serving liquor without a licence.

Response 1: All guests holding events at The Wallace Venue which serve alcohol are required to obtain a Special Event Permit or utilize their caterer's licence, and we require proof that one of these requirements have been met prior to allowing the event to proceed.

Do you have any concerns about the proposed project?:

Comment 2: Since the loosening of COVID restrictions on gatherings, The Wallace Venue has been the setting for many gatherings. When these gatherings end a large number of people spill out onto Victory Ship Way, with several being intoxicated and loud. This impacts residents in the area. In addition, rental vehicles arrive between 1200-0300 in the morning to clean out the venue. Providing The Wallace Venue with a zoning change that allows a Primary Liquor license will just lead to more frequent and regular larger parties that will cause more disturbances during the night.

Response 2: The Venue has been in operation since 2019 with alcohol service permitted by way of our clients obtaining a Special Event Permit or utilizing their caterer's licence. With the issuance of a Liquor Primary Licence the only change to the current operation would be that alcohol service would be managed by our team and allow for greater controls to be implemented to minimize the potential for guests being over served and adhering to service hours, age verification processes, etc. There is also the added benefit of additional Venue staff being onsite during all events and working with onsite security when necessary.

The City of North Vancouver's Bylaw and Engineering Department has confirmed that the late-night loading does not infringe on the City's Bylaws; however, we have requested that all vendors/suppliers that all late-night loading be carried out on Wallace Mews instead of Victory Ship Way in order to minimize the impact to the residents in the area.

Comment 3: Yes, There is a lot of noise especially in the summer on the terrace.

Response 3: Our hours of operation for all events require that all activity on the terrace cease by 11pm, after which guests are only permitted to be inside the venue. There is no live music on the outdoor terrace. Typically, there is background music played on the terrace during the wedding ceremony portion of events only.

What would you suggest to change or improve the proposed project?

Comment 4: The provided information provides no information on The Wallace Venue intent in applying for a Liquor Primary License. Residents and the CNV should be aware of the Venue's intent for their license application. For example, will they provide a permanent Family Foodservice, Catering, Minors, or Hours of Service. The CNV

should only allow this zoning change if there are real limits on the parameters surrounding The Wallace Venue license application.

Response 4: With the issuance of a Liquor Primary Licence, The Wallace Venue will adhere to all requirements and restrictions set out by the Liquor and Cannabis Regulation Branch with respect to food service and catering, minors, and hours of service.

Comment 5: There must be strict noise control especially late at night on the terrace in the summer.

Response 5: With the addition of liquor service, we anticipate that need for we will have 4-5 staff members onsite for the full duration of the events versus the one employee currently. The employees will be mandated to ensure that the Venue's operational guidelines are adhered which includes being considerate of the surrounding neighbours.

Any additional comments?

Comment 6: We understand that the CNV wants the Shipyards to have activities planned year-round and that event venues such as The Wallace Venue are an integral part of this plan. However, late night events featuring alcohol sales must be weighed against their venue being in the middle of a high-density residential area.

Response 6: The land use designation for the subject site is Mixed-Use Level 4A (MU4A) which supports a mix of higher-density multi-family and commercial uses. The proposal to include a Liquor Primary is supportable under the current designation within the Official Community Plan.

The site is currently zoned CD-393 and the subject unit falls within Parcel 9, as per CD-393's Schedule 58, which does currently support Liquor Primary Licence uses as an accessory provision to a Hotel Use. As there is currently no event space located at the hotel onsite, we feel The Wallace Venue provides the community and the hotel guests with the venue space which was intended to be part of the hotel.

General Comment received via email:

I am in favour of any alcohol liberation that reflects more a European model.

PROPOSAL SUMMARY

The Development Proposal is requesting a Zoning Bylaw Text Amendment to allow for a Liquor Primary Licence to be issued for the subject site, The Wallace Venue. The Liquor Licence which will be pursued is Event Driven, for events hosted within the venue only; similar to how the Polygon Gallery operates their event venue space.

As outlined in the Official Community Plan, the land use designation for the subject site is Mixed-Use Level 4A (MU4A), which supports a mix of higher-density multi-family and commercial uses. The proposal to include a Liquor Primary is supportable under the current designation.

The site is currently zoned CD-393 and the subject unit falls within Parcel 9, as per the CD-393's Schedule 58, which does currently support Liquor Primary Licence uses as an accessory provision to a Hotel Use. The hotel onsite currently does not have event space.

The intent of the Development Proposal is to provide The Wallace Venue with the ability to ensure more consistent control of liquor service with the desired outcome of improving our guests' experience while aligning with the dynamic of our neighbourhood.

The Wallace Venue has been in operation since 2019 and alcohol is currently permitted to be served by the guests that rent the venue obtaining a Special Event Permit or by using their Caterer's Licence. The alcohol service is managed by the guests or their caterers. With the proposed change to the zoning, the alcohol service would be managed directly by The Wallace Venue's team, allowing for greater control to minimize the potential for guests being over served and adhering to service hours, age verification, etc. The Liquor Primary Licence which will be obtained from the Liquor and Cannabis Regulation Branch (LCRB) requires that a variety of snacks and non-alcoholic beverages be available; having Venue staff members onsite will help to enforce that all LCRB regulations. There would also be the added benefit of The Wallace Venue staff being onsite during all events and working with onsite security when necessary.

For all events, activity on the outdoor terrace ends at 11pm and guests are required to remain inside the venue. The last call for alcohol service is at 11:30pm and all events are required to end by 12am. We do not expect that changes will be made to these hours of operation.